

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED: BY GRANTING TO DALLAS CHRISTIAN COLLEGE A SPECIFIC USE PERMIT FOR THE OPERATION OF A PRIVATE PRIMARY AND SECONDARY SCHOOL IN AN R-4 ZONING DISTRICT, SAID PRIVATE PRIMARY AND SECONDARY SCHOOL TO BE LOCATED ON A 21.72 ACRE TRACT OF LAND LOCATED EAST OF FORD ROAD AND SOUTH OF FARMERS BRANCH CREEK; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to Dallas Christian College, to allow the operation of a private primary and secondary school in an R-4 zoning district and on a 21.72 Acre tract of land located east of Ford Road and south of Farmers Branch Creek and more specifically described as follows:

Beginning at a point, said point being the southwest corner of the Dallas Christian College Addition;

THENCE, North 00°18'00" East, 914.05 feet to a point for corner;

THENCE, South 89°42'00" East, 917.50 feet, to a point for corner in the west line of Farmington Park Estates 2nd Section, an Addition to the City of Farmers Branch, Texas;

THENCE, South 00°18'00" West, 610.05 feet, along the west line of said Addition to a point for corner;

THENCE, South 89°42'00" East, 355.00 feet to a point for corner;

THENCE, South 00°20'00" West, 303.49 feet, to a point for corner;

THENCE, North 89°43'25" West, 1272.33 feet, to the Point of Beginning and Containing 21.72 Acres of land.

SECTION 2. That the granting of a Specific Use Permit to Dallas Christian College for operation of a private primary and secondary school in an R-4 zoning district be subject to the following conditions:

- a. Withdrawal of the latest approved site plan as of 6-10-74.
- b. Refiling of a new site plan with notice to adjacent property owners, when site plan is resubmitted for approval.
- c. Such new site plan to be presented within 90 days.
- d. The permanent closing of all streets to the east of the property (Reedcroft Drive and Meadow Port) with any revoking of this clause, revoking the Specific Use Permit.
- e. The playground being located to the southwest side of the property.
- f. The establishment of a buffer zone along the east property line.
- g. Permanent fencing to be constructed, maintained, and repaired as required.
- h. Conditions of the Specific Use Permit to be reviewed at three-year intervals, for purposes of renewal.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for the operation of a private primary and secondary school as described herein only.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above Specific

Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on the 17 day of June, 1974.

APPROVED:

H. R. Linn
Mayor

ATTEST:

J. W. ...
City Secretary

APPROVED AT TO FORM:

Doug McCall
City Attorney